

PREPARED BY AND RETURN TO:
Select Title & Escrow, LLC
Almon M. Ellis, Jr., Staff Attorney
7145 Swinnea Road Suite 2
Southaven, MS 38671
(662) 349-3930
File # 07-1060

Indexing Instructions: Lot 59, Sect B, Alden Station Subd
Horn Lake, DeSoto County, Mississippi

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Linda Sue Cobb, Barry P. Peck and Howard C Peck, III** do hereby sell, convey and warrant unto **Charlie Rivers DBA R\I Investments**, the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of DeSoto, State of Mississippi more particularly described as follows, to-wit:

Parcel ID: 2.08.1.11.04.0.00059.00

Lot 59, Section "B", Alden Station Subdivision, in Section 11, Township 2 South, Range 8 West, DeSoto county, Mississippi as per plat thereof recorded in Plat Book 53, Page(s) 38 in the office of the Chancery Clerk of DeSoto County, Mississippi.

Being the same property conveyed to MARGIE B. PECK for her natural life with the remainder to HOWARD C. PECK, III, a married person; BARRY P. PECK, a single person; and LINDA SUE COBB, a single person as tenants in common by Quit Claim Deed of record in Book 524, Page 422, in the Chancery Court Clerk's Office of DeSoto County, Mississippi.

IT IS AGREED AND UNDERSTOOD that the taxes for the current year have been prorated as of this date based on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, then the grantors agree to pay to said grantees or their assigns any deficit on actual proration and likewise, the grantees agree to pay to grantors any amount overpaid by them.

THIS conveyance is subject to rights of way and easements for public roads and for public utilities; to applicable building, zoning, subdivision and Health Department regulations; to the covenants, limitations and restrictions of record with the said recorded plat of said subdivision and to which reference is hereby made; to any matter which might be disclosed by a current, accurate survey and physical inspection of said lands.

The Grantors herein further warrant that subject property constitutes no part of their homestead and is not subject to the homestead rights of any person at the time of conveyance.

By way of explanation Grantors herein acquired title to subject property by virtue of Quitclaim Deed with reservation of life estate to Margie B. Peck as recorded in Deed Book 524, Page 422 in the office of the Chancery Clerk, DeSoto County, Mississippi. Margie B. Peck died April 1, 2006, as evidenced by death certificate on file with the Mississippi Department of Vital Statistics.

Possession is given upon the delivery of this deed or at an agreed upon date between the parties.

WITNESS OUR SIGNATURES, on this 28th day of February, 2007.

Linda Sue Cobb (SEAL)
Linda Sue Cobb

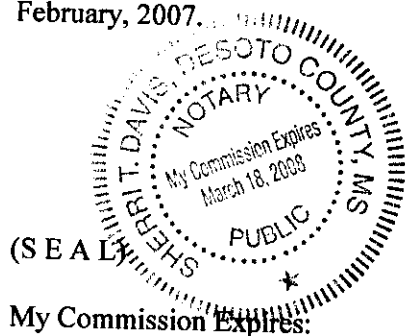
Barry P. Peck (SEAL)
Barry P. Peck

Howard C. Peck III (SEAL)
Howard C Peck, III

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, within the jurisdiction, the within named **Linda Sue Cobb, Barry P. Peck and Howard C Peck, III** who acknowledged to me that they executed the above and foregoing instrument of writing on the day and year therein mentioned, for the purposes therein stated, as their own free act and deed.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this 28th day of February, 2007.



[Signature]
Notary Public

GRANTORS:

Howard C. Peck III
4352 Nicholas Ln.
Southaven, MS 38672

HOME: (662) 893-4289
WORK: NONE

GRANTEES

CHARLES RIVERS d/b/a R/R INVESTMENT
134 NORTH LARAMIE
Chicago, Illinois, 60644

HOME: (708) 668-2913
WORK: (708) 668-2913

Return to:

The Bradley Law Firm, PLLC
606 South Mendenhall Road, Suite 350
Memphis, Tennessee 38117
Phone: (901) 682-2030